

Original Version¹

A Method and System for Optimized Real Estate Appraisal

ABSTRACT

The invention is a method and a system for obtaining optimal range of values for real estate property by using all or some of the admissible appraisal approaches through optimization algorithm. The invention evaluates the reliability of factor ranges specific to each appraisal approach and eliminates discrepant ranges. Using this invention it is possible to obtain an accurate property valuation through a number of admissible appraisal approaches. Valuation, Feasibility Study, Sensitivity Analysis, value reconciliation and highest and best use are obtained optimally and automatically. The invention optimizes capitalization rate and period in the relevant approaches.

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